



ZONING BOARD OF APPEALS MEETING
PLACE: HEARING ROOM 2, MARSHFIELD TOWN HALL
NOVEMBER 1, 2016, 7:30 p.m. - AGENDA

I. CALL TO ORDER / ROLL CALL

II. ANNOUNCEMENTS: Meeting is being recorded by MCTV (if applicable)

III. NEW HEARINGS:

- A. #16-54: St. Mary & St. George Coptic Church:** The Petitioners are seeking a Special Permit in accordance with Article X, Section 10.12 of the Marshfield Zoning Bylaws to enlarge the existing building of the church with an approximately 34' x 54' addition and modify the façade to make one uniform-looking building with a domed steeple and other adornments in keeping with traditional Coptic churches on the property located at 255 Furnace Street and 490 Main street, which is further identified on the Assessors' Maps as parcel F10-05-04 and F10-05-05 and is located in an R-1 zone.
- B. #16-55: Robert Carmody:** The Petitioner is seeking a Special Permit in accordance with Article X, Section 10.12 of the Marshfield Zoning Bylaws to add extend the existing dormers on the front and back of the existing dwelling, and to add a 38' x 10' deck across the front of the home, which is located at 1329 Ferry Street, which is further identified on the Assessors' Maps as parcel I16-13-04 and is located in the R-3 zoning district.
- C. #16-53: John Clancy / Michael Tobin, Trustee, Sixty Three Central Street Trust:** The Petitioner is seeking an Appeal of the Building Commissioner's decision in accordance with Article X, Section 10.09(6) that the third story's floor area is greater than what is permissible by-right. The petitioner argues that the deminimus approval granted by the Board in December 2015 that allowed him to knock-out the dormer and replace it with the full-size wall, granted an implied variance that allowed the third floor area to exceed the 2/3 area below, and also to be allowed to put a shower in the bathroom on the second floor on the property located at 63 Central Street, which is further identified as parcel N06-05-06, and is located in an R-3 zone.
- D. #16-54: Richard & Cathy Holbrook:** The Petitioner is seeking Special Permit in accordance with Article X, Section 10.12 of the Marshfield Zoning Bylaws to add a rear shed dormer on the second story bedroom on the existing style cape-style roof on the property located at 26 Cove Street, which is further identified on the Assessors' Maps as parcel N05-02-05 and is located in an R-3 zoning district.
- E. #16-55: Charlene & Denis Green:** The Petitioners are seeking a Special Permit in accordance with Article X, Section 10.12 of the Marshfield Zoning Bylaws to raze the existing dwelling and build a 2-story residence 28' x 40' with a 28' x 14' front deck with a garage below, and a 20' x 14' rear deck on the property located at 19 Telephone Street, which is further described on the Assessors' Maps as parcel M04-05-04 and is located in an R-3 zoning district.
- F. #16-56: Sajjan Enterprises, LLC:** The Petitioner is seeking a Special Permit, in accordance with Article X, Section 10.10, as required by Section 5.04 of the Marshfield Zoning Bylaws, to operate a retail convenience store having less than 8,000 s.f. of retail floor area and a Site Plan modification per Section 12.02 and 12.08 due to the change of use on the property located at 915 Ocean Street, which is further described on the Assessors' Maps as parcel L10-08-10 and is in a B-3 zone.

Please note that the Board may act on agenda items in a different order than they appear on this agenda unless it is a duly noticed and advertised public hearing, which is scheduled for a specific time on the agenda; it shall begin on or after the scheduled time. Interested persons are advised that, in the event any general agenda matter taken up at this meeting remains unfinished at the close of the meeting, it may be put off to a continued session of this meeting or to a subsequent meeting without further notice by mail or publication. In the event a public hearing which has started remains unfinished at the close of the meeting, the Board may continue the matter to date and time certain with or without further notice by mail or publication.



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IV. CONTINUED HEARINGS:

- A. #16-51: Mark & Anne McHale:** The Petitioners are seeking a Special Permit in accordance with Article X, Section 10.12 of the Marshfield Zoning Bylaws to construct a 13' x 30' singles-story addition to the rear of the existing dwelling on the property located at 722 Ocean Street, which is identified on the Assessors' Maps as parcel L09-20-02 and is located in an R-3 zone.
- B. #16-52: Terry DeLuca:** The Petitioner is seeking a Special Permit in accordance with Article X, Section 10.12 of the Marshfield Zoning Bylaws to add a 650 square-foot, approximately 28' x 20' second story with an extended roof covering the new stairwell on the street side, as well as adding an 8' x 10' and an 8' x 12' decks over the existing structure on the property located at 86 Maccombers Ridge, which is identified on the Assessors' Maps as parcel F18-03-01 and is located in an R-1 zone.
- C. #16-53: Stephen J. Lentine, Trustee, 44 Monitor Road Realty Trust:** The Petitioner is seeking Special Permits in accordance with Article X, Section 10.12 of the Marshfield Zoning Bylaws, as required by Article XIII and 13.01.3(a), to raze the existing single family dwelling and reconstruct a single family dwelling above the base flood elevation within an Inland Wetlands District, and identified in Article IX, Section 9.02(3) using the pre-existing, non-conforming front and right side property line setbacks as identified in Section 6.10; the petitioner is also seeking a Variance in accordance with Article X, Section 10.11 of the Marshfield Zoning Bylaws, for a reduction in the required setbacks, as identified in Article VI, Sections 6.08.5(c) and 6.10, 30' setback to 28', and a reduction in the side setback 13 feet for open decks over four (4) feet in height, proposed 12.3 feet, on the property located at 44 Monitor Road, which is identified on the Assessors' Maps as parcel K11-21-02 and is located in an R-3 zone.

V. CLOSED HEARING / UNDER ADVISEMENT:

- A. #16-49: Richard & Michele Bulens:** The Petitioners are seeking a Variance in accordance with Article X, Section 10.11 of the Marshfield Zoning Bylaws for relief from Section 5.04 and from a previous variance decision that prohibited the removal of interior walls of the existing three-season porch on the property located at 117 Foster Avenue, which is further identified on the Assessors' Maps as L09-18-08A, R-3. (DECEMBER 1 Deadline)

VI. ANY OTHER BUSINESS NOT ANTICIPATED BY CHAIRMAN 48 HOURS IN ADVANCE

VII. APPROVAL OF ANY MINUTES

VIII. ADJOURNMENT: The next ZBA meeting will be November 15, which will be for Matlin, LLC; The next regular meeting will be December 6, 2016

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